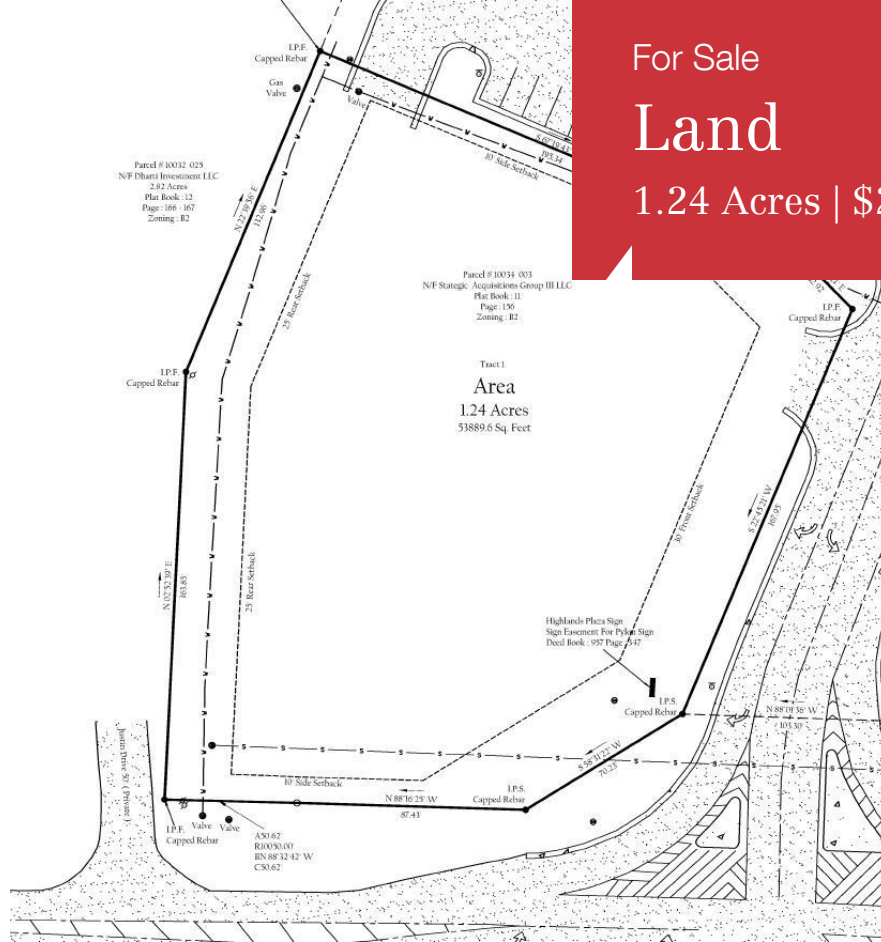


For Sale

Land

1.24 Acres | \$201,613 / AC



Walmart Out-parcel 1- 1.26 acres. Lafayette, GA.

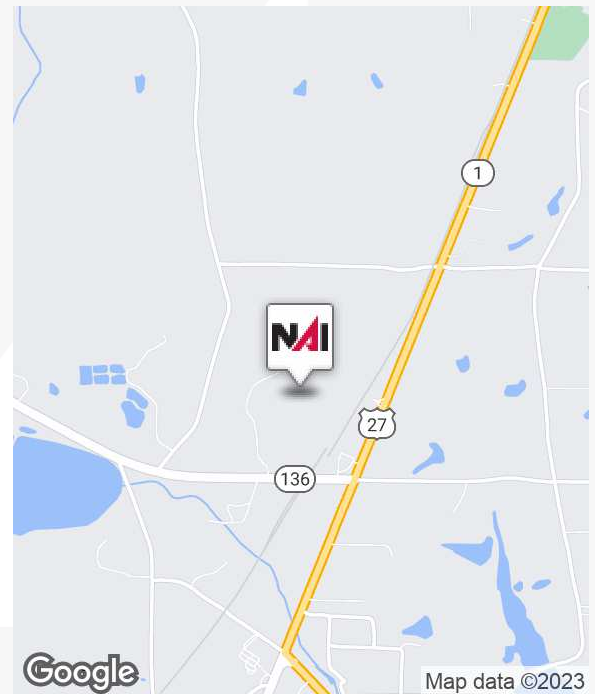
2625 N Highway 27
La Fayette, Georgia 30728

Property Highlights

- Retail hub location of Walker County, GA
- Traffic generating neighbors
- Graded outparcels
- Corner exposure
- EZ ingress/egress
- Potential cross parking in place.

Property Description

Two Walmart outparcels to be sold individually or as a whole. These parcels both have corner exposure at 1 of 2 ingress/egress points to Walker County's prime retailer, Walmart. Situated in a vibrant center that also includes Dollar Tree and Beall's Outlet, these stand alone pads offer quality visibility and neighboring traffic generators.



For more information

Michael Moore

O: 865 531 6400
mmoore@koellamoore.com

Spike McCamy

O: 865 862 6404
smccamy@koellamoore.com

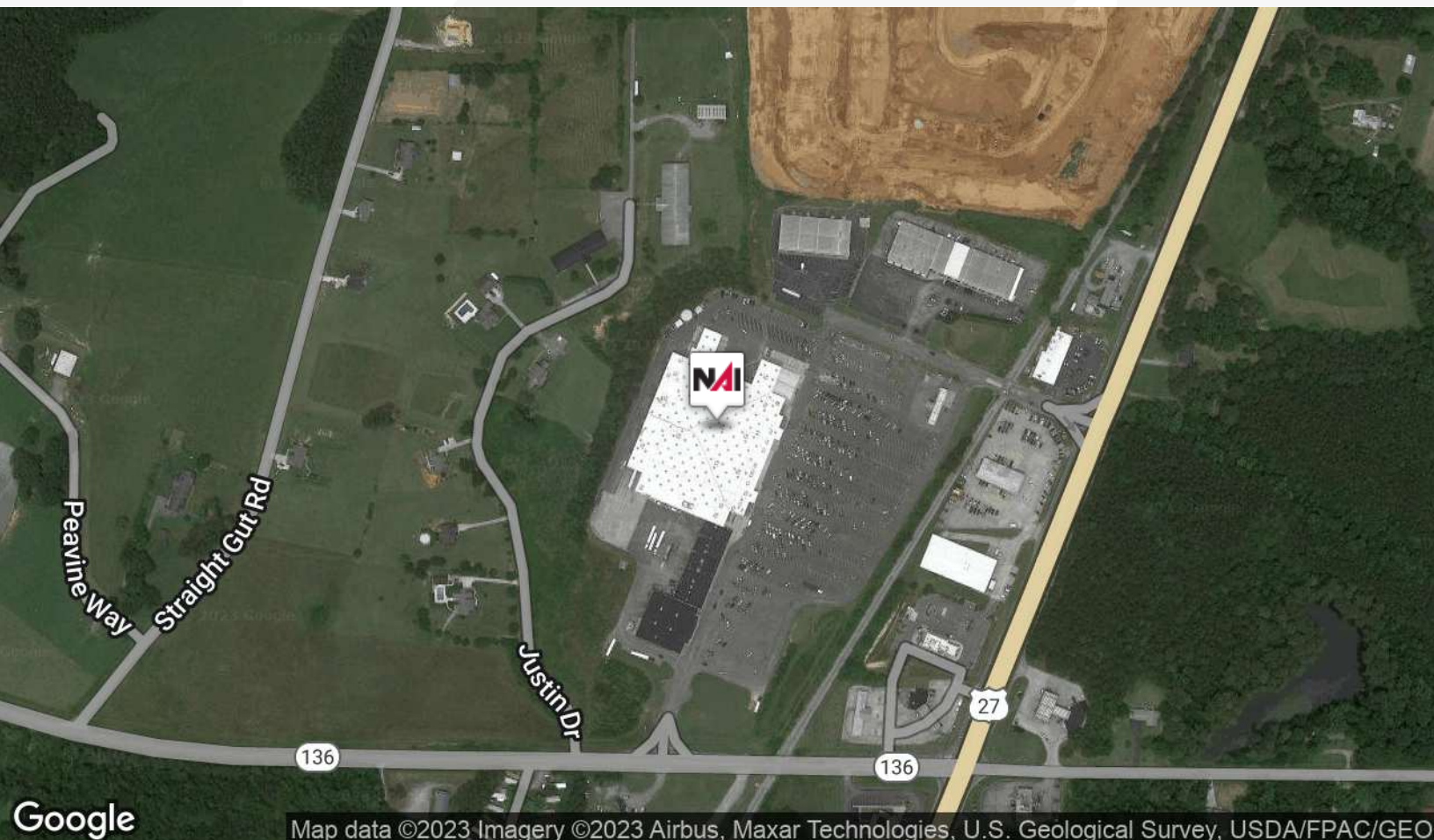
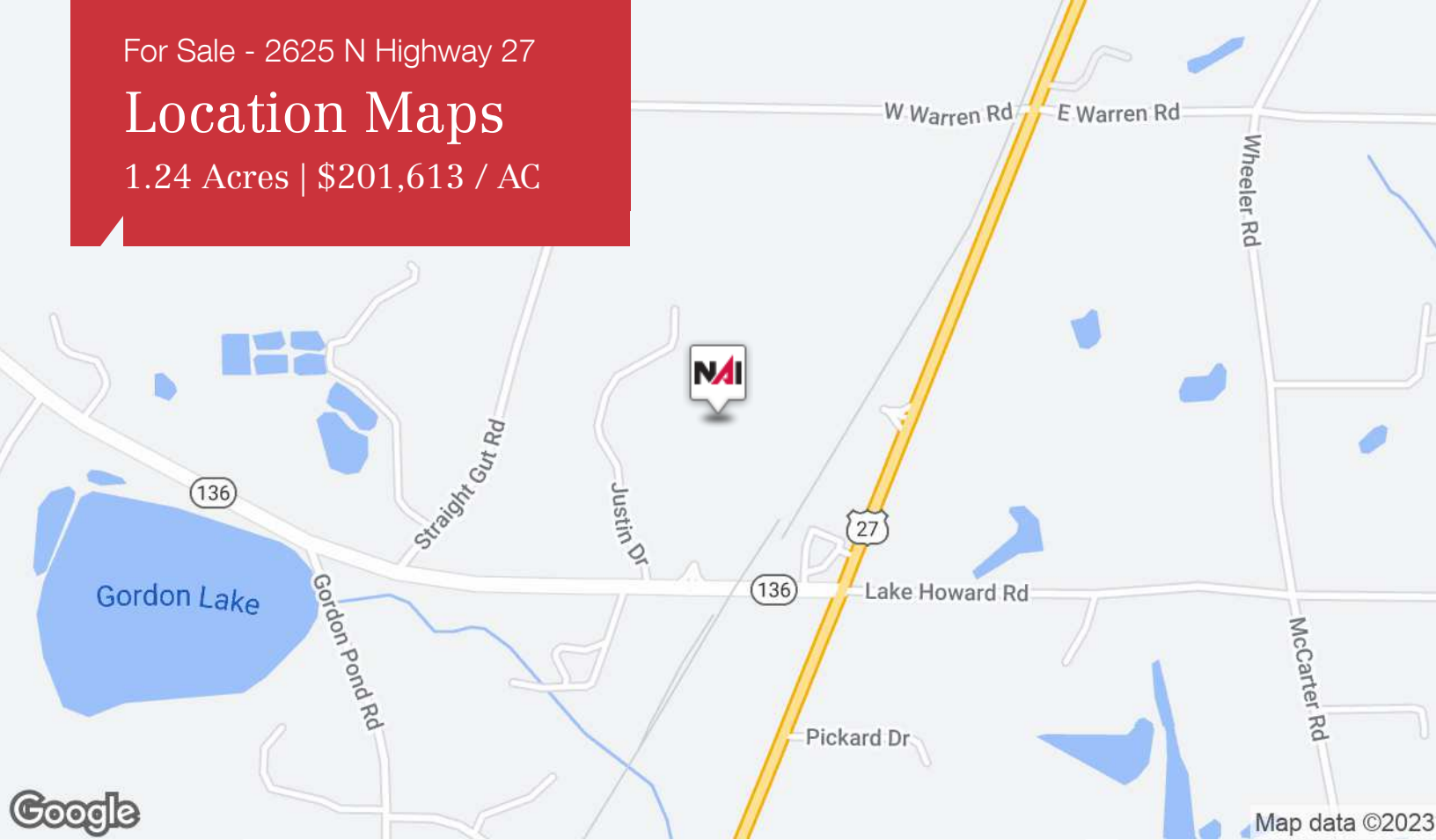
1.24 Acres | \$201,613 / AC



For Sale - 2625 N Highway 27

Location Maps

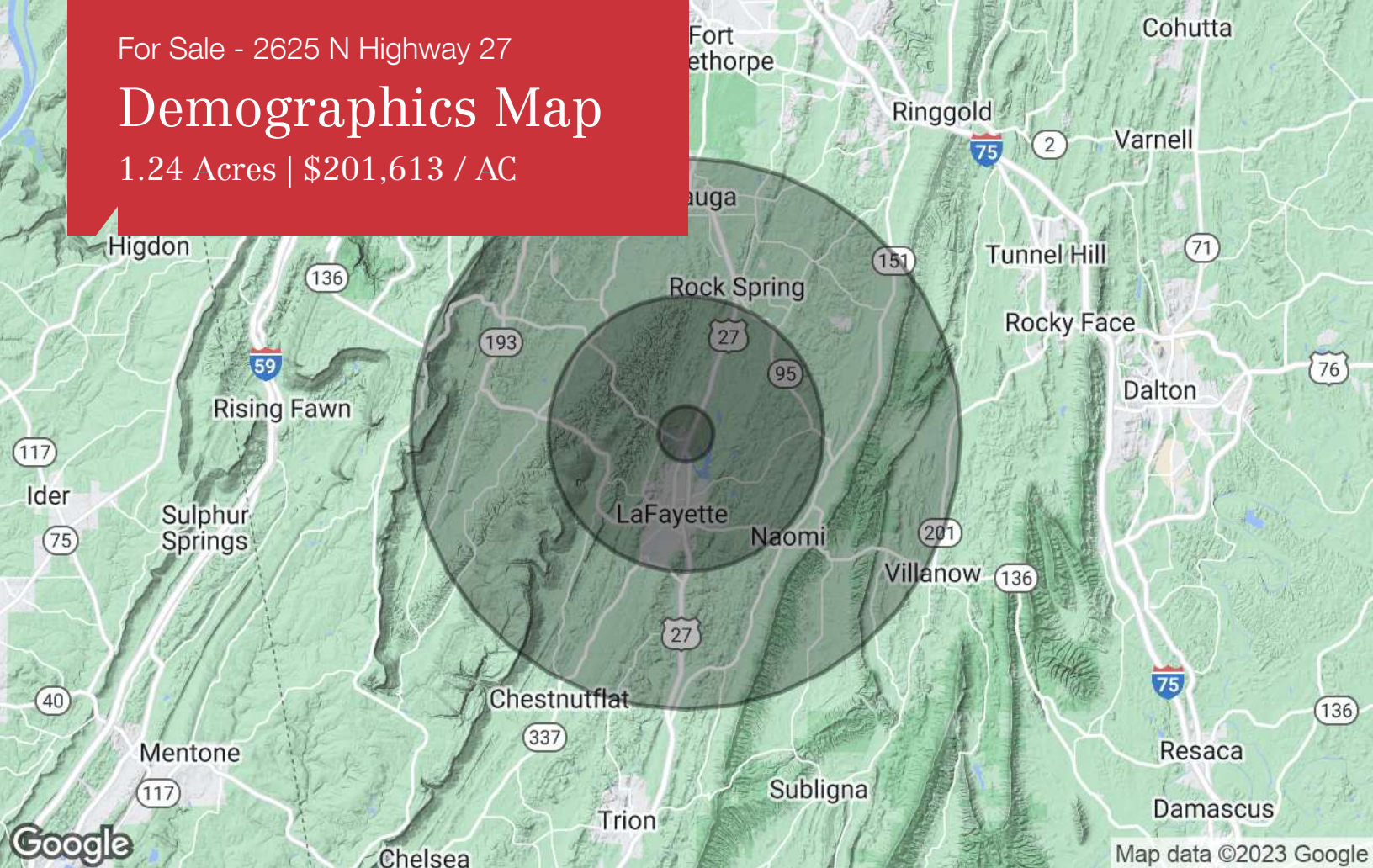
1.24 Acres | \$201,613 / AC



For Sale - 2625 N Highway 27

Demographics Map

1.24 Acres | \$201,613 / AC



Population

| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|--------|---------|----------|
| TOTAL POPULATION | 647 | 15,917 | 48,767 |
| MEDIAN AGE | 39.2 | 38.8 | 38.9 |
| MEDIAN AGE (MALE) | 38.1 | 37.8 | 37.9 |
| MEDIAN AGE (FEMALE) | 40.8 | 39.9 | 39.9 |

Households & Income

| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 249 | 5,942 | 17,917 |
| # OF PERSONS PER HH | 2.6 | 2.7 | 2.7 |
| AVERAGE HH INCOME | \$42,804 | \$45,292 | \$53,676 |
| AVERAGE HOUSE VALUE | \$160,034 | \$153,653 | \$154,819 |

Race

| | 1 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|----------|
| % WHITE | 93.1% | 92.3% | 93.9% |
| % BLACK | 5.2% | 6.0% | 4.5% |
| % ASIAN | 0.2% | 0.2% | 0.4% |
| % HAWAIIAN | 0.0% | 0.1% | 0.0% |
| % INDIAN | 0.0% | 0.2% | 0.4% |
| % OTHER | 1.5% | 1.3% | 0.8% |

Ethnicity

| | 1 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|----------|
| % HISPANIC | 3.6% | 2.5% | 2.4% |

* Demographic data derived from 2020 ACS - US Census